

102.0

0005

0003.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
764,800 / 764,800

USE VALUE:

764,800 / 764,800

ASSESSED:

764,800 / 764,800


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
173		OVERLOOK RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DAO CAM/KWAIFAN	
Owner 2:		
Owner 3:		

Street 1:	173 OVERLOOK ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER	
Owner 1:	DAO CAM -
Owner 2:	-
Street 1:	173 OVERLOOK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains .221 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1957, having primarily Vinyl Exterior and 2331 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9633		Sq. Ft.	Site		0	70.	0.74	5									496,292						496,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9633.000	268,500		496,300	764,800		65985
							GIS Ref
							GIS Ref
							Insp Date
							09/29/18

PREVIOUS ASSESSMENT		Parcel ID	102.0-0005-0003.A							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

2022	101	FV	268,500	0	9,633.	496,300	764,800		Year end	12/23/2021
2021	101	FV	268,500	0	9,633.	496,300	764,800		Year End Roll	12/10/2020
2020	101	FV	268,400	0	9,633.	496,300	764,700		Year End Roll	12/18/2019
2019	101	FV	219,500	0	9,633.	503,400	722,900		Year End Roll	1/3/2019
2018	101	FV	219,500	0	9,633.	375,800	595,300		Year End Roll	12/20/2017
2017	101	FV	219,500	0	9,633.	340,300	559,800		Year End Roll	1/3/2017
2016	101	FV	219,500	0	9,633.	326,100	545,600		Year End	1/4/2016
2015	101	FV	195,800	0	9,633.	276,500	472,300		Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
DAO CAM	33699-198		9/25/2001	Family	No No
CASSIDY DONNA M	31694-518		8/8/2000		278,900 No No
CASSIDY DONNA M	22311-207		8/20/1992		1 No No A

BUILDING PERMITS												ACTIVITY INFORMATION														
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name											
5/25/2010	473	Demoliti	4,200					DEMO HOME & FOUNDA				9/29/2018	MEAS&NOTICE	BS	Barbara S											
6/20/1995	344	Manual	2,000					ROOF				7/25/2012	External Ins	BR	B Rossignol											
												5/10/2012	Measured	JBS	JOHN S											
												12/9/2008	Meas/Inspect	372	PATRIOT											
												12/5/2000	MLS	MM	Mary M											
												11/9/1999	Mailer Sent													
												10/22/1999	Measured	264	PATRIOT											
												12/1/1981		CS												
								Sign: VERIFICATION OF VISIT NOT DATA																		

